

Note: This preliminary draft evolved from several planning staff and Commission meetings held in 2005. The Commission's staff anticipates that this preliminary draft will continue to evolve as the Commission hears thoughts and opinions from the public, learns more about the jurisdiction's land use patterns of the past decade, and begins to update its specific goals and policies.

Chapter 3

About the Jurisdiction

The Commission's jurisdiction encompasses 10.4 million acres of Maine. The area arcs across northern Maine from the New Hampshire border in the western mountains to Canadian provinces in the north to the rocky shores of Downeast Maine. It also embraces a diverse collection of townships, towns and plantations in southern Maine, including island communities, uninhabited islands, and an assortment of inland communities.

Known historically as Maine's wildlands, this vast landscape is the largest block of undeveloped forestland in the Northeast — larger than Massachusetts and Connecticut combined. While forestry and recreation remain the dominant uses, the jurisdiction is largely undeveloped and parts of it remain relatively inaccessible. It is largely free of the state routes and populous communities that intersperse the only comparable area, New York State's six million acre Adirondack Park.

The jurisdiction is an extraordinarily unique area, distinguished from other places by its four principal values – diverse, abundant and unique natural resource values; the tradition of a working landscape; diverse and abundant recreational opportunities; and remoteness and the relative absence of development. These characteristics largely shape the area's uses and values. Although the regions and communities that comprise the jurisdiction are distinct from one another, these principal values collectively define the unique character of the jurisdiction as a whole.

Physiography

The jurisdiction is a quietly spectacular land of high mountains, vast forests, swift streams and major rivers, expansive lakes and jewel-like ponds, and a host of unique natural areas. Despite the signs of human activity evident in settlements, logging roads, harvested areas, and skid trails, the natural world remains the dominant presence here, and its features have long played an important role in the state's cultural and economic heritage.

The area spans several physiographic regions, and encompasses lands of considerable physical diversity, including coastal lowlands and islands, river valleys, rolling hills, mountains, and a broad plateau. The terrain ranges from relatively flat to mountainous, with elevations generally above 600 feet. Mount Katahdin, a major landmark in central Maine, marks the northern extremity of the Appalachian Mountain chain, which stretches northeast across the state from the New Hampshire border. These mountains occupy the western part of the jurisdiction, and are flanked to the north by a region of rolling hills which encompasses the watersheds of the St. John and Allagash rivers. An open, gently rolling landscape dominates northeast and central areas of the jurisdiction, and includes some good farming soils. To the southeast, small mountains parallel the Downeast coast, presenting a marked contrast to coastal lowlands.

Water is abundant in the jurisdiction. Over 21,000 miles of rivers and streams flow through the area, including the headwaters of most of the state's large rivers. Some of the larger rivers — the Penobscot, Kennebec, Androscoggin, and St. John — have important historic and cultural values because of their roles in settlement and the economy. For centuries, these rivers served as the lifelines of interior settlements, provided transport for raw materials, and supplied unlimited power to industry. Today, they continue to provide hydropower, as well as fisheries habitat and recreational opportunities. The extensive river systems in the jurisdiction are generally the most pristine in the state, and provide some of the best remote canoeing experiences in the Northeast.

Past glacial activity has left the jurisdiction with a profusion of lakes. Over 2,600 lakes and ponds dot the landscape, providing a total of more than 622,000 acres of surface water. These waterbodies range from ponds of less than an acre to Moosehead Lake, the state's largest lake spanning 75,470 acres. The vast majority of these lakes have excellent water quality and are a significant recreational resource. The jurisdiction contains a diverse array of lakes, but the most highly treasured are its remote ponds — inaccessible, undeveloped lakes which offer a remote recreational experience which is not easily found in the Northeast.

The forest, covering over 95% of the jurisdiction, is central to the region's history, economy, and way of life, and is its defining characteristic. The soils and climate are well-suited to growing trees. Spruce-fir and northern hardwoods are the dominant forest types, both of which are valuable for the manufacture of paper, lumber, and other wood products. The jurisdiction serves as the "wood basket" for the timber industry in the state. The forest is also valued for other reasons, including recreation, wildlife habitat, watershed protection, and biodiversity.

In combination, these physical characteristics serve as a landscape that is essential to sustaining the jurisdiction's unique values – its working landscape, recreational opportunities, natural resources, and remote character.

Early Settlement

The region was first inhabited by Native Americans, and many of its features bear the names given to them by these first residents — Passadumkeag, Nesowadnehunk, Caucomgomoc, Mooselookmeguntic, Chesuncook. European explorers came in the 17th century to cut the white pine of coastal areas. Since that time, natural resources have dominated the history of Maine's more remote regions. The first settlements were simply isolated outposts producing fish, fur, and timber for distant markets. It was presumed that, once timber and other resources had been utilized, the northern reaches of the state would eventually be settled for agriculture, but agricultural settlement largely bypassed the jurisdiction for a variety of reasons. Northern Maine's harsh winters and short growing season discouraged many potential settlers, and the discovery of rich soils in the west lured many settlers from the east. Agricultural settlements advanced southward from the St. Lawrence River Valley, but, with the exception of the settlements in Aroostook County, were slowed by establishment of the U.S./Canadian border in 1842 by the Webster-Ashburton Treaty.

While these factors discouraged agricultural settlement, the development of the paper-making process using wood cellulose in 1867 precipitated the rise of forest management which, with the existing pattern of large land holdings, solidified the region's attractiveness for natural resource utilization. Since that time, forest management has remained the dominant use of land, as well as an important sector of the Maine economy.

Settlement patterns in the region are closely linked to resource utilization. The earliest settlements were located along rivers used to transport timber. Later, the paper-producing companies established themselves near the major rivers — convenient sources of power — on the edge of the vast wood supply. Development did not spread much beyond these one-factory towns. Since most land was held in large ownerships and the rivers provided a mode of transport for logs, there was little impetus for developing roads and other infrastructure that might have spurred settlement.

Development and Land Use Patterns

The jurisdiction in 2007 continues to be distinguished by a lack of public roads and infrastructure. A handful of state routes pass through sections of the jurisdiction, but none passes through the heart of it. Nevertheless, the region has become more accessible over the years. The first dramatic change came with the construction of logging roads in the 1960's and 1970's as use of the rivers for log transport was phased out. Thousands of miles of haul roads have been constructed since 1971, many of which are maintained on a permanent basis. These roads opened up areas that were previously accessible only by canoe or by foot.

The publication of maps showing the region's extensive logging road network has further increased accessibility and public use. Some roads are gated or blocked to prevent their use by recreationists, although the majority of roads are open to the public. Thousands of people now use these roads to take advantage of the wide variety of recreational opportunities, including fishing, hunting, hiking, camping, whitewater canoeing and rafting, snowmobiling, and skiing. Water-related recreation and associated shoreline development are increasing, along with other forms of recreation such as downhill skiing and motor home camping.

The most common form of development in the jurisdiction is residential development. Types of residential development include primitive hunting camps, seasonal cottages, second homes and year-round residences. In 2000, there were approximately 18,900 housing units within the jurisdiction, representing a doubling in the number of housing units since 1970. Of these, roughly 12,800 were seasonal housing units.¹ The overall density of residential development in the jurisdiction is roughly one dwelling per square mile. Year-round housing is concentrated in plantations, towns and townships on the fringe of the jurisdiction near job and population centers. Seasonal housing is concentrated near lakes and other high-value recreational resources.

Few commercial or industrial facilities are located in the jurisdiction, as nearby towns generally provide services and employment. Much of the commercial development in the area is recreation-based: sporting camps, campgrounds, ski areas, rafting operations, and other businesses supporting recreational activities. Some general services such as gas stations and general stores also exist. Most industrial development in the jurisdiction is related to wood production.

The Jurisdiction's Residents: A Profile

¹ According to the U.S. Census, seasonal units are "vacant units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins."

Natural resources are the backbone of the economy in both rural and recreational communities. They are also responsible for these areas' attractiveness and appeal, and are frequently the reason many residents choose to live in these areas. This strong desire to live in these often isolated communities necessitates creativity in the means of making a living, and uncertainty of income is a way of life. Both the landscape and the climate have shaped the character of those who live here. Generally speaking, residents have a strong physical, emotional, and spiritual relationship with the outdoors, and the cool temperatures and long winters with lots of snow foster independence, self-reliance, and endurance.

Population

The year-round population of the jurisdiction in 2005, as the jurisdiction was defined at that time, was 12,461. This represents a very low overall population density — less than one person per square mile, but the population is distributed unevenly. The majority of this population exists in plantations, towns and townships adjacent to organized towns. Many townships have no permanent residents at all.

Population growth for the jurisdiction overall has been slow but stable -- about 5% per decade between 1970 and 2000. By region, this growth varied widely. The jurisdiction's population in the Western Mountains and Moosehead regions grew by 14% between 1990 and 2000. The jurisdiction's population in the Downeast region grew by 7% while the jurisdiction's population in Aroostook County decreased by less than 1%. In general, the population in the jurisdiction is projected to continue growing.

Demographics

The demographic composition of the jurisdiction's year-round population is changing. In comparing statistics from 1990 to 2000, the following trends are evident:

- The population is growing older. The jurisdiction holds more middle-aged to early-retiree aged individuals than the rest of the state. Approximately 37% of the jurisdiction's residents are under the age of 35, while 58% are between the ages of 35 and 64. While this is not unique to the jurisdiction (the aging baby boom generation, growing life expectancies, and smaller families are national trends), regional trends such as the loss of employment opportunities for younger workers and a growing retiree population moving into the jurisdiction are exacerbating the rate at which the population is aging.
- Households are getting smaller. In 2000, the average household in the jurisdiction was comprised of 2.38 persons, a steady decrease from 2.89 persons in 1980. This is likely due to several trends: Life expectancies have increased across the country; seniors are becoming more self-sufficient and more likely to live on their own; families are having fewer children; and divorce has decreased the average number of parents per household. As a result, more households, as well as housing units, are required to maintain a stable population. Decreases in average household size are projected to continue for the foreseeable future.
- The population is becoming better educated. In 2000, nearly 80% of the jurisdiction's population over age 25 had at least a high school diploma, and 19% had a college degree. This is a significant increase from 1990, when only 66% had a high school diploma and 9% had a college degree. The rates of post-secondary school education, however, are generally lower than the state as a whole.
- Home ownership rates are very high. Households in the jurisdiction are much more likely to own their home than residents of the state as a whole. Whereas 72% of Maine residents owned their own homes in 2000, 87% of the jurisdiction's residents were home owners.
- Households do not earn as much as the state as a whole. Nearly 60% of households earned less than \$35,000 in 2000 (compared to 47% statewide). The majority of household income comes from wages and salaries, which accounts for two-thirds of all household income. Self-employment income (11%), social security income (9%), and retirement income (7%) accounted for the next three largest components of household income. The jurisdiction's households rely more on self-employment, social security, and retirement income than residents of the state as a whole.
- A large number of households live below the poverty level. Approximately 15% of households had incomes below the poverty level in 2000, compared with 10% for the state as a whole.
- The jurisdiction's residents are most likely to work in the education, health and social services sector (22% of workers held a job in this sector in 2000), followed by manufacturing (15%); retail and wholesale (13%); construction (10%); natural resources (9%); and art, entertainment and recreation (8%). Compared to statewide figures, residents of the jurisdiction are more likely to work in the natural resource and construction industries.

Civil Divisions

Minor Civil Divisions

Three different types of minor civil divisions exist within the jurisdiction: townships, plantations, and towns. The majority are "unorganized" townships (420). Townships have no form of local government. Property taxation is administered by the state, and services normally provided by local government are funded by the state and contracted for by the state and county government. While towns and plantations have the prerogative to regulate land use locally, these towns and plantations have chosen to remain within the Commission's jurisdiction and authority.

There are currently thirty-two plantations and seven organized towns within the jurisdiction (table 1). Most are located near the fringe² of the jurisdiction. Plantations are similar to towns in terms of organization and procedures, but their responsibilities and authority are more limited in scope. The seven towns presently within the jurisdiction all organized since LURC was established in 1971. Town government in these communities is no different from that in other Maine towns, except jurisdiction over land use control remains with the Commission.

Portions of twelve different counties are located in the LURC jurisdiction. The bulk of the jurisdiction is within eight counties: Aroostook, Penobscot, Somerset, Piscataquis, Washington, Franklin, Oxford and Hancock Counties. Single plantations or townships are located in Lincoln, Knox, Sagadahoc and Kennebec Counties. In the unorganized townships, county governments provide or coordinate a number of basic services, including road maintenance and public safety.

Plantations in the Jurisdiction

<i>Aroostook County</i>	<i>Franklin County</i>	<i>Oxford County</i>	<i>Somerset County</i>
Cary Plt.	Coplin Plt.	Lincoln Plt.	Dennistown Plt.
Cyr Plt.	Dallas Plt.	Magalloway Plt.	Highland Plt.
Garfield Plt.	Rangeley Plt.		The Forks Plt.
Glenwood Plt.	Sandy River Plt.	<i>Penobscot County</i>	West Forks Plt.
Macwahoc Plt.		Carroll Plt.	
Moro Plt.	<i>Knox County</i>	Drew Plt.	<i>Washington County</i>
Nashville Plt.	Matinicus Island Plt.	Seboeis Plt.	Codyville Plt.
Oxbow Plt.		Webster Plt.	Grand Lake Stream Plt.
Reed Plt.	<i>Lincoln County</i>		
Saint John Plt.	Monhegan Island Plt.	<i>Piscataquis County</i>	
Winterville Plt.		Kingsbury Plt.	
		Lake View Plt.	

Towns in the Jurisdiction

<i>Aroostook County</i>	<i>Hancock County</i>	<i>Penobscot County</i>	<i>Piscataquis County</i>	<i>Washington County</i>
Hamlin	Osborn	Lakeville	Beaver Cove	Baring
Hammond		Mount Chase		

Table 1. Towns and Plantations within the Commission's jurisdiction.

The jurisdiction, however, is not static. Since its creation in 1971, more than two dozen townships, plantations and towns have moved out of or into the Commission's jurisdiction through the processes of organization or deorganization. Since 1971, four minor civil divisions have been added to the jurisdiction through deorganization, and ten minor civil divisions have gained local control. In addition, portions of several unorganized territories were annexed by adjacent towns (table 2). This type of occasional ebb and flow of the jurisdiction's boundaries is likely to continue in the future.

Minor Civil Divisions Removed from the Jurisdiction (effective date of local control or annexation)

<i>Aroostook County</i>	<i>Lincoln County</i>
Town of Allagash (local control, 1983)	Town of Somerville (local control, 1978)
Town of Caswell (local control, 1999)	
Town of New Canada (local control, 1980)	<i>Penobscot County</i>
Town of Wallagrass (local control, 1988)	Portions of TA R7 WELS and T1 R7 WELS (annexed by Town of
Town of Westmanland (local control, 1981)	Millinocket, 1995)

² The term, "fringe" is defined as those towns, plantations or townships within the Commission's jurisdiction that are contiguous with Maine towns that have local land use control.

<i>Franklin County</i> Sugarloaf Township (annexed by Town of Carrabasset Valley, 1977)	<i>Piscataquis County</i> Portion of Cove Point (annexed by Town of Greenville, 1994)
<i>Hancock County</i> Town of Frenchboro (local control, 1981) Town of Great Pond (local control, 1981)	<i>Somerset County</i> Brighton Plantation (local control 1990-1992, 1995) Town of Caratunk (local control, 1980)

Minor Civil Divisions Added to the Jurisdiction (effective date of deorganization)

<i>Aroostook County</i> Benedicta Township (deorganized 1987)	<i>Penobscot County</i> Greenfield Township (deorganized 1993)
<i>Franklin County</i> Madrid Township (deorganized 2000)	<i>Washington County</i> Centerville Township (deorganized 2004)

Table 2. Summary of changes to the boundaries Commission's jurisdiction due to organization, deorganization and annexation.

Communities

Communities Within the Jurisdiction

Within the jurisdiction, there are a number of communities with significant year-round or seasonal populations and distinct characters. These communities exist mostly within the organized towns and plantations in the jurisdiction, but several are in unorganized townships. Most are located on the fringe of the jurisdiction, close to population centers, and dependent on larger towns or the county to provide services such as waste removal, education, and fire control. These communities are usually either traditional rural communities or recreational communities closely associated with large bodies of water and other natural resources.

Most traditional rural communities, such as Oxbow, originate from settlers' lots. Although heavily dependent on services from nearby organized towns, these communities have a strong sense of community and pride.

The economies of these small towns are based on forest products, agriculture, and related services, and do not generally involve large industries. There is a secondary reliance on provision of services to hunters, anglers, snowmobilers, and other recreationists. Up to about 1950, men worked on logging crews during the winter, on the farm during the summer, and trapped or guided hunters in the fall. Since that time, farms have steadily disappeared, employment has shifted more toward the forest products industry, and more residents are driving to nearby population centers for jobs.

These rural communities still retain much of the character of farming communities. Houses are spread out along the public roads, they generally have no "downtown," and few services are available beyond convenience store/gas stations, a post office, church, and town hall. The populations of these communities have remained stable or declined in the last 50 years. There are fewer working farms, and more hunting camps, but still relatively few "second homes" because of the absence of water-based recreation and distance from population centers.

Most of the jurisdiction's recreational communities are located near lakes and other waterbodies. Rockwood and Lake View Plantation are two typical examples. Much of the housing in these areas is seasonal and the local economies are geared to providing goods and services to seasonal residents and visitors.

Many of the jurisdiction's recreational communities are long-established summer enclaves. But there are variations. The area in the vicinity of The Forks and West Forks Plantations has an established seasonal community, but, since the 1980's, has become a focal point for the commercial whitewater rafting industry. A number of rafting-related businesses are now located on the main state route running through the area.

Several communities located near downhill skiing areas have housing and businesses geared to winter visitors. And increased interest in other winter recreational activities such as snowmobiling, ice fishing and ski touring has resulted in extended seasons in many traditional summer communities.

Communities Near the Jurisdiction

A number of communities adjacent to the jurisdiction exert a strong influence on surrounding plantations and unorganized townships. These communities provide jobs, goods and services to outlying areas, and a number serve as important gateways into the North

Woods. While these communities each have their own unique characteristics, most fall into three broad categories: (1) regional population/employment centers, (2) smaller population/employment centers and (3) regional recreational centers.

Millinocket and Lincoln are typical regional population/employment centers. Both have populations over 5,000 people, and offer a full range of local and regional services. Paper mills have historically been the major employer and economic base in these communities, but the trend is toward more economic diversity, including tourism. Surrounding areas within the jurisdiction serve as bedroom communities in some instances, and also provide residents of these towns with recreational opportunities.

Ashland and Patten are examples of smaller population/employment centers adjacent to the jurisdiction. These towns have populations in the 1,000-2,000 range and economies based primarily on forest products. While not large enough to serve as significant regional job centers, these towns function as service hubs to many of the more remote parts of the jurisdiction.

Rangeley and Greenville are typical regional recreational centers. In these communities, recreation is a primary part of the economy. The communities provide lodging, flying services, guide services, supplies, equipment rentals and outfitting services, and other amenities that promote and support recreation. Other industries, such as forest products, also support the economies of these communities.

The year-round populations of these communities are 1,000 to 2,000, but their seasonal populations — and that of surrounding areas within the jurisdiction — can swell dramatically during the summer. While summer is clearly the busiest season, recreational opportunities are available through all four seasons to varying degrees.

Geographic Regions

The jurisdiction is defined by political boundaries that create an irregularly shaped area not easily classified into separate regions. Nevertheless, it is helpful to view the jurisdiction as being comprised of seven regions (figure 1):

- The Interior Region
- The Aroostook Region
- The Western Mountains Region
- The Moosehead Lake Region
- The Central Region
- The Downeast Lakes Region
- The South and Islands Region

Each of these regions is distinguished by its own unique physical characteristics, natural and cultural resource values, and links to the past.

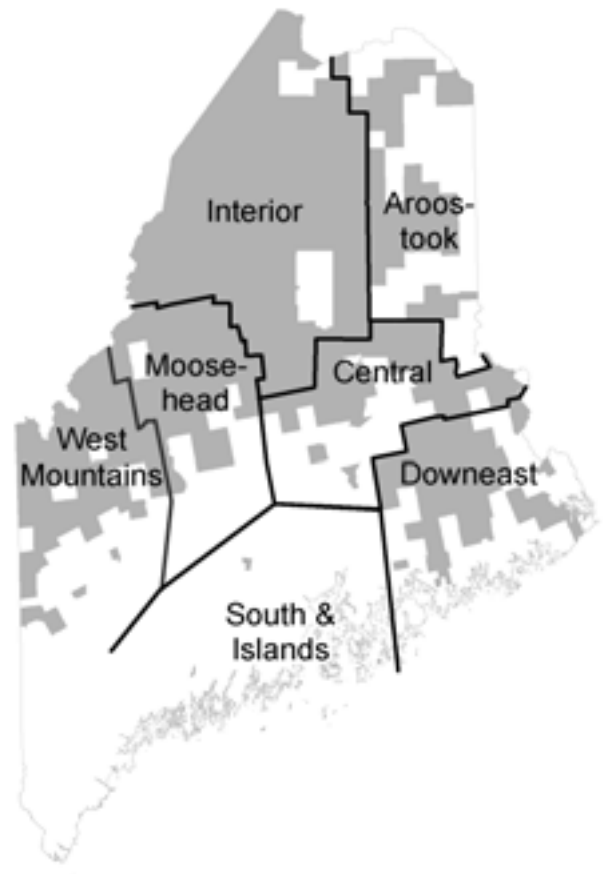


Figure 1. The seven regions within the Commission's jurisdiction.

The Interior Region

The Interior region is the largest and generally most remote of the jurisdiction's regions. Encompassing approximately 40% of the jurisdiction, the Interior region is comprised of northern parts of Somerset, Piscataquis, and Penobscot Counties, and most of Aroostook County except for populated areas to the east and north. The region is characterized by a landscape of largely uninterrupted forest, from the boundaries of Baxter State Park to the Town of Allagash in the north and the Canadian border in the west. Few public roads traverse the region. Geographically, this region is an unbroken expanse that is viewed by many as the true "North Woods."

The character of the Interior region is rooted in its natural resources and its remoteness from population centers. It is a region of millions of acres of largely undeveloped commercial forestland. Included within its boundaries are two of the most famous wild rivers of the Northeastern United States – the Allagash and the Saint John. It surrounds Baxter State Park and includes many other areas valued for their backcountry recreational appeal.

Recent decades have shown the least change in this area of the jurisdiction. The year-round population has decreased by 39%, but the number of housing units increased by 8%. More than 90% of the housing units in this region are used seasonally. The region has experienced dramatic changes in land ownership, as the old Great Northern holdings were sold to more than ten different land owners and conservation groups invested in fee ownership and conservation easements on large tracts of land. The year-round population is projected to continue declining and seasonal housing unit development is projected to expand modestly.



The Interior Region: A Profile

- 4,163,000 acres (40% of jurisdiction).
- Includes northern Somerset, Piscataquis, and Penobscot Counties, and most of Aroostook County.

Population (1990 to 2005)

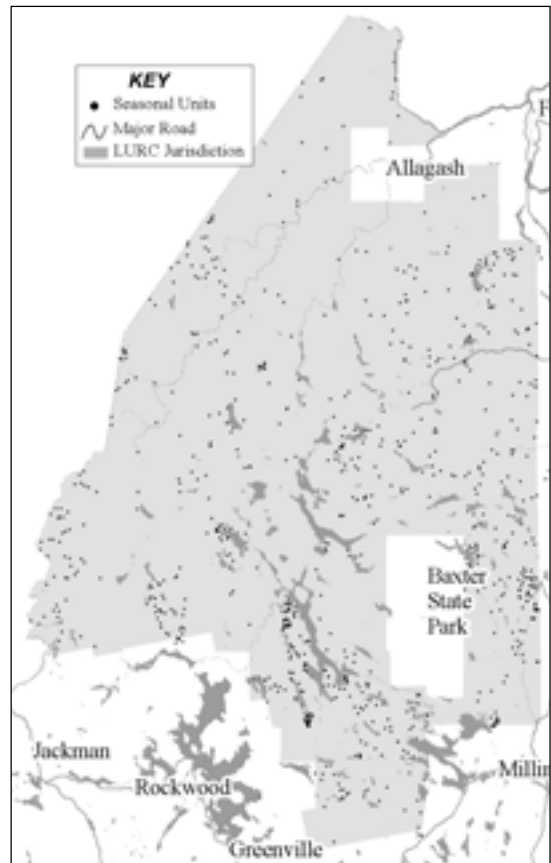
- Population is scattered.
- 39% population decline (203 to 123).
- Population is projected to decline at a moderate rate in the future.

Housing Units (1990 to 2000)

- 8% growth (1,309 to 1,411). 2000 housing stock is approximately 7% of the jurisdiction's total housing stock.
- 90% of housing units are seasonal units (the highest of all other regions in the jurisdiction and accounting for 9% of the total seasonal units in the jurisdiction).
- Housing units tend to be older, and few have full kitchens or plumbing facilities.
- Year-round units grew faster than seasonal units.
- Units are very small, averaging 3.2 rooms per unit (versus an average of 4.3 for jurisdiction).

Demographic Characteristics (2000)

- Population tends to be middle age and senior age groups, with few younger children.
- Lower poverty rate than Maine as a whole.
- More likely to work in the manufacturing industry.



The Aroostook Region

The Aroostook region includes land in eastern Aroostook County surrounding the population centers of Fort Kent, Presque Isle, Caribou and Houlton. The region is serviced by Route 1 in the east, Route 11 in the west, and Interstate 95 in the south.

The landscape reflects the region's agrarian roots. Eastern portions of Aroostook County are dominated by wide open spaces of farmland that produce potatoes, broccoli and peas, among other crops. This region is home to people of diverse cultural backgrounds. Aroostook County has two Native American tribes, the Micmacs and the Maliseets, while French-Acadians were among the first Europeans to settle in the area.

The Aroostook region has experienced modest demographic change in recent decades. Most of this change occurred near service center communities or along road corridors. While the population decreased, the number of housing units increased by 11% between 1995 and 2005. The year-round population is projected to remain stable given current economic conditions, and seasonal housing unit activity is projected to expand modestly.



The Aroostook Region: A Profile

- 1,145,000 acres (11% of jurisdiction).
- Includes land in eastern Aroostook County that surrounds the population centers of Fort Kent, Presque Isle/Caribou, and Houlton.

Population (1990 to 2005)

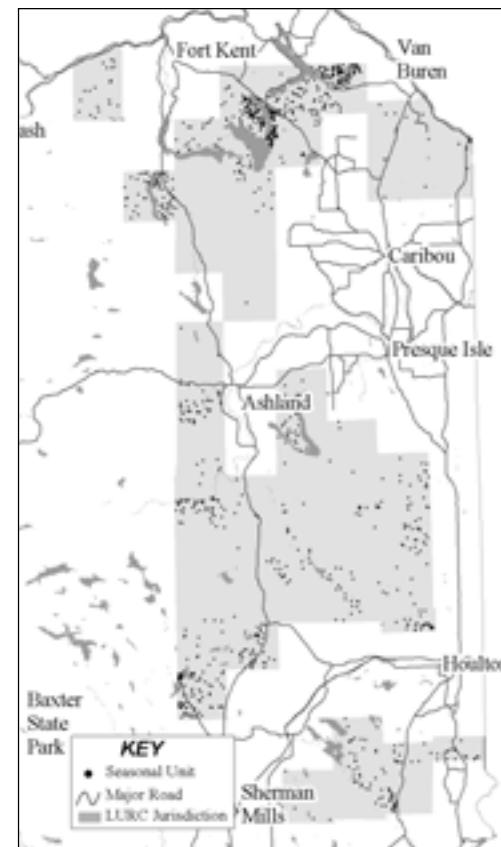
- Population is concentrated between Van Buren and Caribou; south of Houlton; and around Long, Square, Eagle, and St Froid Lakes in the north.
- 1% population decline (3,175 to 3,153).
- Stable population is projected in the future.

Housing Units (1990 to 2000)

- 11% growth (2,582 to 2,857). 2000 housing stock is approximately 15% of the jurisdiction's total housing stock.
- 53% of housing units are seasonal units (the fewest of all other regions in the jurisdiction).
- Seasonal units are clustered largely around Eagle, Square, and Long Lakes.
- Approximately 40% of all new residential dwellings are near water bodies.

Demographic Characteristics (2000)

- 32% of population is older than 55.
- Nearly 50% of householders are over 55 years (highest in the jurisdiction).
- Low poverty rate.
- More likely to work in professional, educational, or retail industries.



The Western Mountains Region

The Western Mountains are located in the southwest portion of the jurisdiction, and include both the Rangeley Lakes and the Carrabassett Valley areas. The area is comprised of large portions of Oxford and Franklin Counties, and shares its western border with New Hampshire and Canada. The area is accessible by several routes including Routes 4, 17, and 27.

The Western Mountains region is known for its many outstanding natural resources, including a variety of exceptional lakes, rivers and mountains. The area has numerous large lakes, including Rangeley, Mooselookmeguntic, Richardson and Aziscohos Lakes. It also has most of Maine's highest mountains, including Bigelow, Saddleback, Sugarloaf, Kibby, and Redington Mountains, many of which are traversed by the Appalachian Trail. This combination of outstanding natural resource values makes the Western Mountains region a historically popular recreation destination.

The multi-recreational resort nature of the area has made it particularly attractive to residential and recreational development. It is not surprising that the Western Mountains region is one of the fastest growing regions in the jurisdiction, and holds the largest year-round population. Most of the growth has been on the edge of the jurisdiction and near the Town of Rangeley. The year-round population is projected to grow rapidly and seasonal housing development is expected to continue at its current level.

The Western Mountains Region: A Profile

- 1,470,355 acres (14% of jurisdiction).
- Includes lands from central Oxford County north through Franklin County. The southern boundary skirts Rumford, Farmington and Skowhegan. The vacation centers of Bethel, Rangeley and Carrabassett Valley are surrounded by this region.

Population (1990 to 2005)

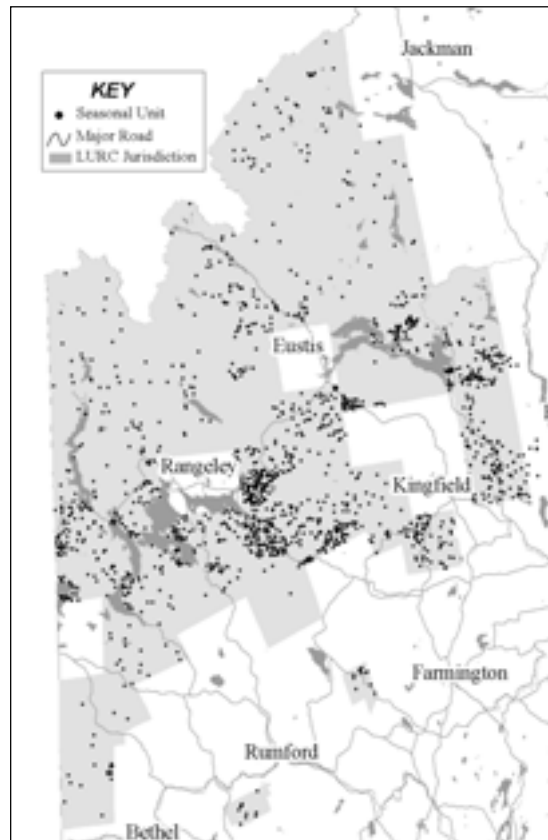
- Year-round population tends to be clustered around fringe communities along the southern boundary of the region, including Rangeley, Kingfield and Carrabassett Valley/Eustis.
- 21% population growth (2,107 to 2,635).
- Largest year-round population in the jurisdiction.

Housing Units (1990 to 2000)

- 21% growth (3,278 to 3,973). 2000 housing stock is approximately 21% of the jurisdiction's total housing stock.
- 70% of housing units are seasonal units.
- Year-round housing grew at a faster rate than seasonal housing.
- Seasonal units are scattered throughout the region, but concentrated around Rangeley, Flagstaff, and Bethel.
- Housing units are large, averaging 4.9 rooms.

Demographic Characteristics (2000)

- The age profile of the region matches the jurisdiction as a whole.
- Home values are high (13% are worth more than \$200,000).
- More likely to work in arts, entertainment, and recreation industries.

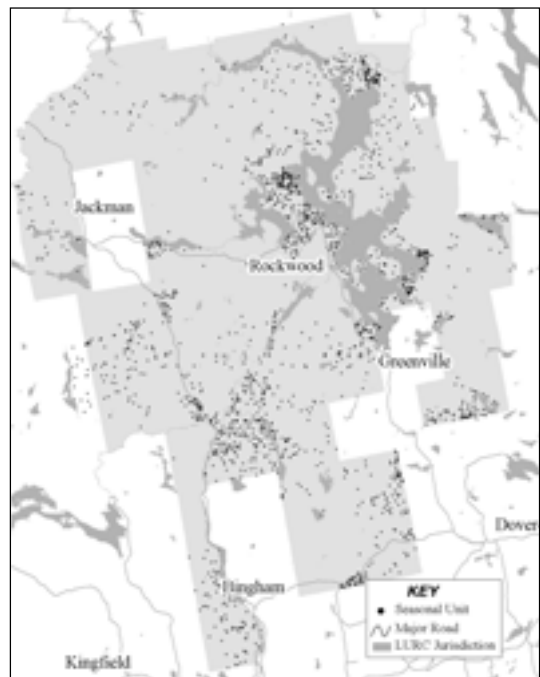


The Moosehead Lake Region

The Moosehead Lake region encompasses most of Somerset and Piscataquis Counties, and surrounds the communities of Jackman and Greenville. The region's focal point is Moosehead Lake, Maine's largest water body. The region is accessible by several state routes, including Routes 6/15 and 201.

Located at the doorstep of Maine's North Woods, the Moosehead Lake region is steeped in history. Henry David Thoreau explored the area with in the mid-1800's. A century ago, visitors arrived by train and summered at the grand hotels on the shores of Moosehead Lake to escape the heat, noise and crowds of city life. The mid-1900's brought the flourishing logging industry, when steamships towed huge booms laden with logs down the length of Moosehead Lake. Today, the region continues to attract many recreationists, drawn to the region's outstanding natural and cultural resources such as Mount Kineo, the headwaters of the Kennebec River and numerous other high-value lakes, rivers and mountains.

Like the Western Mountains region, the Moosehead Lake area is one of the fastest growing regions in the jurisdiction. Most of the new growth has occurred along the Route 201 corridor and on the shores of Moosehead Lake. The year-round population is projected to continue growing and seasonal housing development is projected to accelerate.



The Moosehead Lake Region: A Profile

- 1,220,995 acres (12% of jurisdiction).
- Includes most of Somerset and Piscataquis Counties. Surrounds the communities of Jackman and Greenville.

Population (1990 to 2005)

- Year-round population tends to be close to roads along Routes 201 and 6/15, as well as along the shores of Moosehead Lake.
- 14% population growth (1,042 to 1,187).

Housing Units (1990 to 2000)

- 18% growth (3,082 to 3,629). 2000 housing stock is approximately 19% of the jurisdiction's total housing stock.
- 81% of housing units are for seasonal use.
- Year-round housing grew at a faster rate than seasonal housing.
- Seasonal units are scattered throughout the region, but concentrated around Rockwood Township, Greenville, along Route 201, and around the shores of Moosehead Lakes.
- Housing units tend to be newer (23% were built in the 1990's).

Demographic Characteristics (2000)

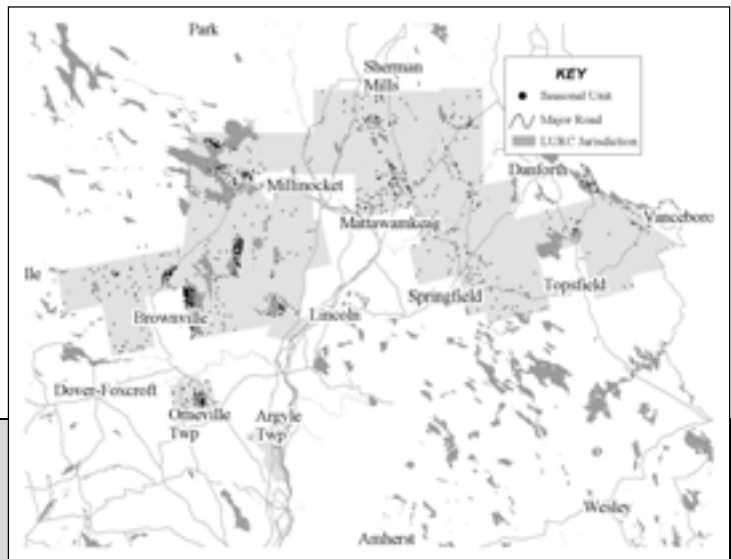
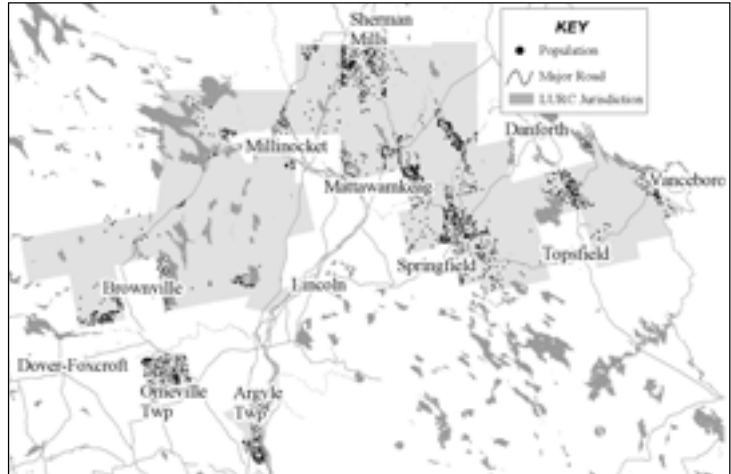
- The age profile of the region is older than the jurisdiction as a whole (18% of residents are over 65 years).
- Household incomes are more likely to be from self-employment, property (interest, dividends, rent), social security, and retirement income.
- Home values are high (9% are worth more than \$200,000).
- Relatively small household size (70% are 1-2 person households).

The Central Region

The Central region includes land from Elliottsville near Dover-Foxcroft to Millinocket, Lincoln, and the Canadian border to the east. The region surrounds the population centers of Millinocket and Lincoln. Interstate 95 Route 1 intersect the region.

The character of the Central region is closely tied to its remarkable landscape. The region's main attractions include the West Branch of the Penobscot River, numerous high-value lakes, and its reputation as the 'gateway' to Mount Katahdin and Baxter State Park. The region also has deep ties to the forest products industry. In fact, Millinocket, the Central region's major service center, was established as a lumbering colony in the early 1900's.

The Central region has experienced modest change in recent decades. The population grew by 5% and housing units grew by 12%. Much of the change occurred near Millinocket and in the exurbs of Lincoln. This region has a large number of high speed, long distance road corridors and experienced a rapid increase in the number of residents that commute to jobs within 10 miles of the jurisdiction – a trend that could increase in the future. The year-round population is projected to grow modestly, largely due to expansion of the number of residents living in the jurisdiction and commuting to work outside of the jurisdiction. Seasonal housing unit development is projected to continue growing at a rapid rate.



The Central Region: A Profile

- 1,082,-000 acres (11% of jurisdiction).
- Includes southern Piscataquis, Penobscot and Aroostook Counties, and northern Washington County. Includes reaches from Dover-Foxcroft to the Canadian border near Vassalboro.

Population (1990 to 2005)

- The population is concentrated in Argyle and Orneville Townships to the south, and is scattered along collector roads throughout the region near Springfield, Topsfield, Danforth, Sherman Mills, Mattawamkeag, and Millinocket.
- 5% population growth (2,931 to 3,068).

Housing Units (1990 to 2000)

- 3% growth (3,636 to 3,766). 2000 housing stock is approximately 22% of the jurisdiction's total housing stock.
- 6% of housing units are for seasonal use.
- Seasonal development grew at a faster rate than year-round housing.
- Seasonal units are clustered around lakes near Brownville, Millinocket, and Mattawamkeag.
- Housing units tend to be older (most units were built before 1980).

Demographic Characteristics (2000)

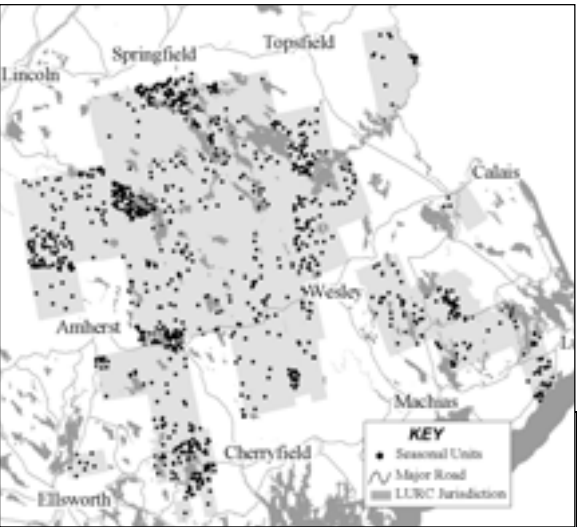
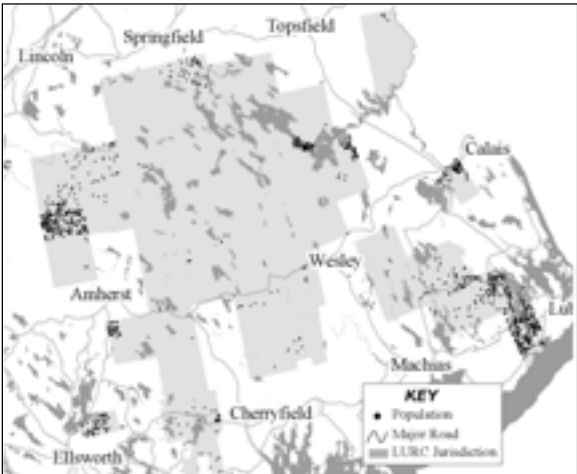
- The age profile of the region is younger than the jurisdiction as a whole, with more younger families and fewer seniors.
- Very high owner-occupied rate (92% of all households are owner-occupied).
- Relatively low house values (86% below \$100,000).
- High poverty rate (16% of residents live below the poverty level).
- More likely to work in manufacturing, natural resource, and transportation industries.

The Downeast Lakes Region

The Downeast Lakes area is a distinct region comprised of large portions of Washington County, as well as portions of Hancock County. Only two minor civil divisions – Trescott and Edmunds Townships – have frontage on the coast within the Downeast region. The area is encompassed by Route 1 to the south and east, Route 6 to the north, and Interstate 95 to the west. Route 9 intersects the region.

A unique combination of geology, natural forces and climate have combined to produce a region of unparalleled natural resources and values. Lakes abound with names like Pocumcus, Wabassus and Sysladobsis, reminiscent of the region's Indian heritage. Stands of white birch, eastern hemlock and white pine attest to the economic importance of the natural resources that first drew settlers hundreds of years ago. Today, the forest and fisheries continue to sustain the unique community around Grand Lake Stream Plantation. Nowhere in Maine are there more Registered Maine Guides. These professionals provide a vital link between visitors and the complex ecosystem of lakes, marshes, woodlands, bogs and the wildlife they support, in a region scientists recognize as one of unmatched biodiversity.

The Downeast region has experienced modest change in recent decades. The number of residents has increased by 10% and the number of housing units increased by 21%. Much of the change occurred in Lakeville Plantation, around Beddington, and near Lubec. More than half of the new homes were built near water. The year-round population is expected to remain stable given current economic conditions and seasonal housing unit activity is projected to continue expanding at current rates.



The Downeast Lakes Region: A Profile

- 1,169,000 acres (11% of jurisdiction).
- Includes lands in Hancock and Washington counties.

Population (1990 to 2005)

- The population is concentrated along the Route 1 corridor between Lubec and Dennysville, near Calais, along the Route 179 corridor, in Greenfield and in Grand Lake Stream Plantation.
- 10% population growth (1944 to 2,146), second largest population growth in the jurisdiction.

Housing Units (1990 to 2000)

- 37% growth (2,191 to 3,009), the highest in the jurisdiction. 2000 housing stock is approximately 14% of the jurisdiction's total housing stock.
- 67% of housing units are for seasonal use.
- Seasonal units grew at a faster rate than year-round housing (48% growth in seasonal units).
- Seasonal units are scattered throughout the region, with clusters around Grand Lake Stream Plantation, Pleasant Lake, Niatous Lake and Aurora.

Demographic Characteristics (2000)

- The region has more younger residents and fewer seniors than the jurisdiction as a whole.
- Household incomes are more likely to be from wages and salaries.
- Home values are relatively low (80% are worth less than \$100,000).
- Approximately one-fifth of the population lives below the poverty level, the highest in the jurisdiction.
- The region has the largest average household size.
- More likely to work in construction and education/health/social services industries.

The South and Islands Region

The South and Islands region within the jurisdiction includes a diverse collection of offshore coastal islands, as well as townships which are surrounded by organized towns and thus isolated from the remainder of the jurisdiction. Collectively, this region makes up less than 1% of the jurisdiction. The interior lands are located in Kennebec, Sagadahoc, Lincoln, Knox and Hancock Counties. Examples include Unity Township in Kennebec County, Albany Township in Oxford County, and Argyle Township in Penobscot County. The roughly 300 coastal islands included within this region are widely scattered: The southernmost islands are located west of Bristol, the northernmost in the Lubec area. Monhegan and Matinicus Plantations and Criehaven Island are the largest communities in this region, and dominate the population and demographics statistics of the South and Interior region.

The nature of this region is quite different from the rest of the jurisdiction. The jurisdiction's coastal islands are characterized by an isolated landscape possessing an array of distinctive recreational, cultural and natural resource values. The self-contained communities of Matinicus, Monhegan, and Criehaven, for instance, represent a unique coastal landscape with a strong fishing influence. The scattered inland townships are shaped in part by the various organized towns which surround them.

The South and Islands region has experienced a year-round population decline of 25% -- mostly the result of declining island populations. Conversely, the number of housing units in this region increased by 19%. In the next decade, the year-round population of this region is projected to continue declining, while housing unit development is projected to increase modestly.



The South and Islands Region: A Profile

- 16,000 acres (less than 1% of jurisdiction).
- Includes an assortment of islands and interior lands within Kennebec, Sagadahoc, Lincoln, Knox, and Hancock counties. None of the geographies within this region are adjacent to each other – they are either surrounded by communities outside of the jurisdiction or water.

Population (1990 to 2005)

- 25% population decline (147 to 111).
- Most of the year-round residents live on Monhegan and Criehaven islands.
- Population is projected to decline modestly in the future.

Housing Units (1990 to 2000)

- 19% growth (244 to 290). 2000 housing stock is approximately 2% of the jurisdiction's total housing stock.
- 64% of housing units are seasonal units.
- Seasonal units grew faster than year-round units.
- Housing units tend to be older (nearly 70% were built before 1940).
- Housing units are larger than other regions (average housing unit size of 5.0 rooms per unit).

Demographic Characteristics (2000)

- Population tends to be between ages 18 and 44, with few children.
- Average household size is very low (1.88 persons per household).
- Nearly one-half of income is from self-employment.
- More likely to work in natural resource, construction, and art/entertainment industries.

Sources

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